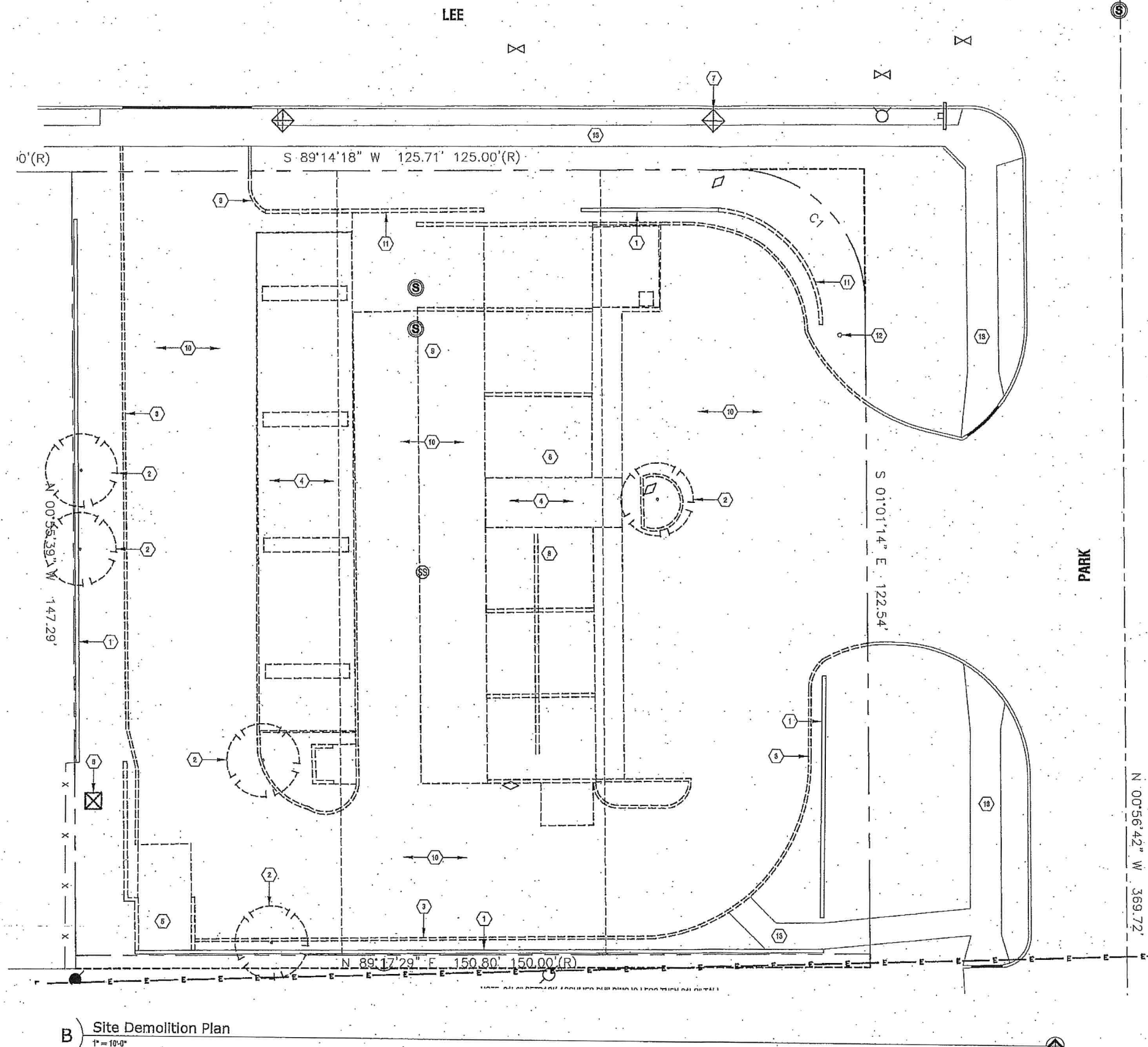


## SITE PLANS

1°19'34" E Basis of Bearing 379.12'



B Site Demolition Plan  
1" = 10'-0"

### Demolition General Notes

- DESCRIPTION OF WORK: THE WORK INCLUDES DEMOLITION OR REMOVAL OF ALL CONSTRUCTION INDICATED OR SPECIFIED. ALL MATERIALS RESULTING FROM DEMOLITION WORK EXCEPT AS INDICATED OR SPECIFIED OTHERWISE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE LIMITS OF THE PROPERTY. RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY DAILY, UNLESS OTHERWISE DIRECTED; SO AS TO NOT ALLOW ACCUMULATION INSIDE OR OUTSIDE THE BUILDING. MATERIALS THAT CANNOT BE REMOVED DAILY SHALL BE STORED IN AREAS DIRECTED BY THE ARCHITECT OR OWNER. CONTRACTOR TO COORDINATE WITH OWNER / GENERAL CONTRACTOR TO DETERMINE WHICH ITEMS TO BE SALVAGED AND RETURNED TO OWNER.
- PROCEDURES: THE PROCEDURE PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL BE AT THE DISCRETION OF THE CONTRACTOR. THE PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.
- UTILITIES: IF ANY CONSTRUCTION WILL INTERRUPT THE UTILITY SERVICES TO AN AREA NOT INCLUDED IN THE CONTRACT, ARRANGEMENTS FOR SUCH INTERRUPTION SHALL BE MADE WITH THE OWNER AT LEAST 72 HOURS IN ADVANCE OF THE INTERRUPTION. RECORD CAPPED UTILITY LOCATIONS ON RECORD DRAWINGS.

### Demolition Keynotes

- SITE WALL TO REMAIN
- REMOVE TREE
- REMOVE ALL CURBING WITHIN PROPERTY LIMITS
- REMOVE [2] BUILDING IN THEIR ENTIRETY AND ASSOCIATED UTILITIES TO PROPERTY LINE - 4,234 SF TOTAL UNDER ROOF PER SURVEY - SALVAGE STEEL BEAMS TO OWNER - COORDINATE WITH OWNER
- REMOVE DUMPSTER ENCLOSURE IN ITS ENTIRETY
- EXISTING TRANSFORMER TO REMAIN
- EXISTING WATER METER AND BFP TO REMAIN
- REMOVE [2] PRE-INTERCEPTOR TANKS
- REMOVE INTERCEPTOR TANK
- REMOVE ALL ASPHALT AND CONCRETE DRIVEWAYS WITHIN PROPERTY LIMITS
- REMOVE PORTION OF SITE WALL
- REMOVE POLE
- EXISTING SIDEWALK TO REMAIN

### NESHAP Permit

P17AN0109

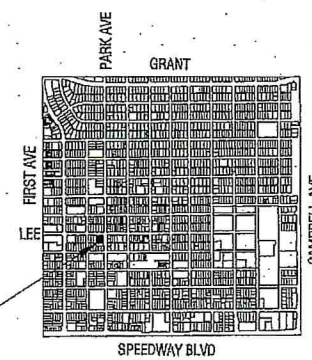
CITY OF TUCSON  
PDSD ZONING : APPROVAL

<input type="checkbox"/> Residential Plot Plan	<input type="checkbox"/> Site Wall
<input type="checkbox"/> Tenant Improvement	
<input type="checkbox"/> Building Plan	
<input checked="" type="checkbox"/> Other: <u>Full Demolition</u>	

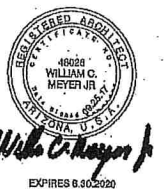
02 Att: 11/1/17

REVIEWED FOR CODE COMPLIANCE  
11-1-17  
City of Tucson  
Planning & Development Services  
Architectural & Structural

APPROVED  
11-1-17  
Fire Prevention



A Location Map  
NTS Township 14S, Range 14E, Section 6



CMA Architect, LLC

11598 W Rock Village Street  
Mesa, Arizona 85658  
chuck@cmaarchitect-llc.com  
602.869.4245



Dispensary

1525 North Park Ave  
Tucson, Arizona 85719

CITY OF TUCSON SIGNED PLANS  
MUST BE KEPT ON  
JOB AT ALL TIMES  
Planning & Development Services Dept.

REVISIONS

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INTENDED UNLESS AUTHORIZED, IN  
WRITING BY CHUCK MEYER LLC.  
DATE: 09/25/17

ASD1

SITE DEMOLITION PLAN

### GENERAL NOTES (SITE PLAN)

1. BASIS OF ELEVATION IS: 2423.33 NAVD88 COT BM 397 FIELD BOOK 1989X, PAGE 23. A CHISELED X AT THE NORTHWEST CORNER OF PARK & ELM
2. BASIS OF BEARINGS IS: NORTH 89°19'34" EAST ASSUMED FROM FIELD OBSERVATIONS BETWEEN MONUMENTS FOUND ON THE MONUMENT LINE OF LEE ST AS SHOWN.
3. BASIS OF ELEVATION, BASIS OF BEARINGS, TOPOGRAPHIC DATA AND CULTURE SHOWN IS FROM A SURVEY PREPARED BY ARROW LAND SURVEY, INC. SEALED AND DATED BY TAYLOR J WEBB, RLS 62699 ON 8/4/17. ARROW LAND SURVEY JOB NO. 17237.

### ZONING & LAND USE NOTES

1. EXISTING ZONING IS C-2.
2. THE GROSS AREA OF THE SITE IS 22,070.8 SF OR 0.51 ACRES MORE OR LESS.
3. THE EXISTING USE IS A COIN-OPERATED CAR-WASH. THE PROPOSED USE IS "MEDICAL MARIJUANA DISPENSARY (RETAIL TRADE USE GROUP)" AS ALLOWED IN THE C-2 ZONE PER UDC 4.6.6 SUBJECT TO UDC 4.9.9.E1
4. THIS PROJECT IS SUBJECT TO ORIGINAL CITY ZONING 7C190, ADOPTED BY MAYOR & COUNCIL JANUARY 18, 1948, WHICH ESTABLISHED ZONING IN THE UNIVERSITY HOME ANNEX. NO CONDITIONS APPLY.
5. THE MAXIMUM PERMITTED LOT COVERAGE IS "N/A" PER UDC 6.3-4.A.
6. MAX BUILDING HEIGHT IS 40' PER UDC 6.3-4.A.
7. THE GROSS FLOOR AREA PROPOSED IS 3,996 SF.

### DRAINAGE NOTES

1. THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
2. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS PLAN.

### STREETS AND ROADS NOTES

1. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SECTION 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.

### UTILITIES NOTES

1. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

### WASTEWATER MANAGEMENT NOTES

1. ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.
2. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF PIMA COUNTY ORDINANCE NO 1991-140 AS CURRENTLY AMENDED.
4. A BACKWATER VALVE MUST BE INSTALLED ON THE BUILDING CONNECTION SEWER.

### TRAILS NOTES

1. THE EASTERN PIMA COUNTY TRAILS SYSTEM MASTER PLAN DOES NOT SHOW ANY TRAILS ON THE DEVELOPMENT SITE.

### PARKING & LOADING REQUIREMENTS

1. RETAIL TRADE USE GROUP: 1 SPACE PER 300 SF GFA PER UDC TABLE 7.4.4-1. 3,996 SF/300 = 13 REQUIRED. 23 PROVIDED
2. 1 ACCESSIBLE SPACE REQUIRED PER IBC SECTION 1106.1. 1 PROVIDED
3. 1 VAN ACCESSIBLE SPACE REQUIRED PER IBC SECTION 1106.5. 1 PROVIDED
4. NO LOADING SPACES REQUIRED PER UDC TABLE 7.5.5-A

### BICYCLE PARKING REQUIREMENTS

1. SHORT TERM PARKING-1 SPACE PER 5,000 SF GFA (MIN 2 SPACE) PER UDC TABLE 7.4.8-1. 3,996 SF/5,000=2 REQUIRED. 2 PROVIDED
2. LONG TERM PARKING-1 SPACE PER 12,000 SF GFA (MIN 2 SPACES) PER UDC TABLE 7.4.8-1. 3,996 SF/12,000=2 REQUIRED. 2 PROVIDED INDOORS.

### SIGNAGE NOTES

1. THERE ARE NO EXISTING OR PROPOSED BILLBOARDS ON THIS SITE.
2. ALL SIGNS REQUIRE A SEPARATE PERMIT.

### PERMITTING NOTES

1. ALL FENCES AND WALLS WILL REQUIRE A SEPARATE PERMIT FOR REVIEW AND APPROVAL BY ALL NECESSARY DEVELOPMENT SERVICES DEPARTMENTS.

### ACCESSIBILITY

1. DEVELOPMENT ON THIS SITE SHALL CONFORM TO ACCESSIBILITY STANDARDS OF 2012 IBC AND ICC/ANSI A117.1-2009

### SETBACKS, LANDSCAPE BORDERS AND SCREENING

1. PARK AVE. FRONT STREET YARD REQUIRED IS THE GREATER OF 20' OR 1.5 TIMES HEIGHT OF BUILDING EXTERIOR WALL, MEASURED FROM THE PROPERTY LINE PER UDC TABLE 6.3-4.A & UDC 6.4.5.C.1.a.
2. LEE STREET: STREET YARD REQUIRED IS 10' PER UDC TABLE 6.3-4.A & UDC 6.4.5.C.1.b.
3. SOUTH PERIMETER YARD REQUIRED IS 1.5 TIMES HEIGHT OF BUILDING EXTERIOR WALL PER UDC TABLE 6.3-4.A. (1.5 x 12'-18')
4. WEST PERIMETER YARD REQUIRED IS 1.5 TIMES HEIGHT OF BUILDING EXTERIOR WALL PER UDC TABLE 6.3-4.A. (1.5 x 14.95'-22.43')

### LANDSCAPE BORDERS

5. 10' MINIMUM STREET LANDSCAPE BORDERS (PARK AVE & LEE STREET) REQUIRED PER UDC TABLE 7.6.4-1. A 5' PORTION OF THE BORDERS IS PROPOSED WITHIN THE ADJACENT RIGHTS-OF-WAY AS ALLOWED BY UDC 7.4.6.C.2.c
6. REDUCED 4' INTERIOR LANDSCAPE BORDER ALLOWED ON WEST SIDE
7. NO INTERIOR LANDSCAPE BORDER REQUIRED ON SOUTH SIDE PER UDC 7.6.4.C.4.c.2

### SCREENING

8. 30" SCREEN REQUIRED FOR PARK AVE (MSR STREET) PER UDC TABLE 7.6.4-1.
9. 5' SCREEN REQUIRED FOR LEE STREET PER UDC TABLE 7.6.4-1.
10. 5' WALLS REQUIRED ALONG WEST & SOUTH PER UDC TABLE 7.6.4-1.

### SOLID WASTE-WASTE STREAM CALCULATION

CALCULATION: WASTE STREAM = 0.0013 TONS/SF ANNUALLY PER TSM 8-01.8 TABLE 1  
3,996 SF x 0.0013 TONS/SF = 5.19 TONS/YR  
AT 600 LBS/CY, 3.0 LBS/GAL AND 52 WKS/YR...  
(5.19 TONS/YR)/(52 WKS/YR) x (2000 LBS/TON)/(3 LBS/GAL) = 66.5 GAL/WK  
RECOMMEND USE OF WEEKLY ROADSIDE APC COLLECTION FOR WASTE & RECYCLE

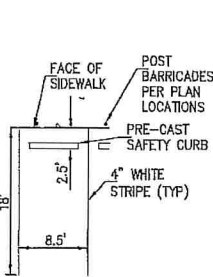
### IMPACT FEES

THIS PROJECT IS SUBJECT TO DEVELOPMENT IMPACT FEES AND IS IN THE CENTRAL IMPACT FEE BENEFIT AREA.

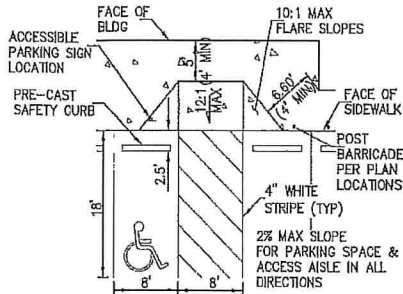
### EARTHWORK

1. EARTHWORK ESTIMATES ARE RAW AND UNADJUSTED FOR SHRINK & ROCK AND ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN TAKEOFFS.
2. DISTURBANCE AREA=22,070 SF
3. RAW CUT VOL=0.29± CY
4. RAW FILL VOL=0± CY

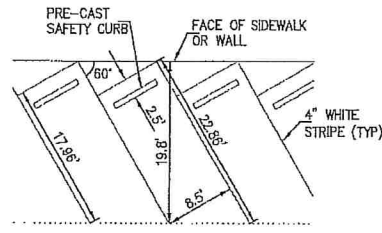
## DEVELOPMENT PACKAGE PLAN FOR THE PRIME LEAF DISPENSARY



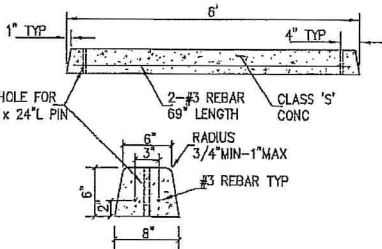
TYPICAL 90° PARKING



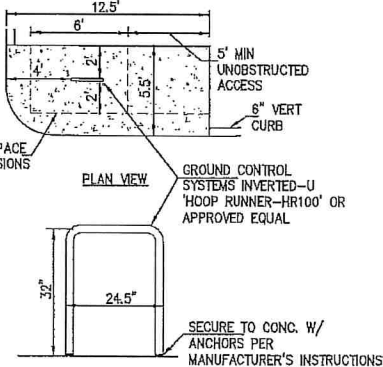
VAN ACCESSIBLE PARKING



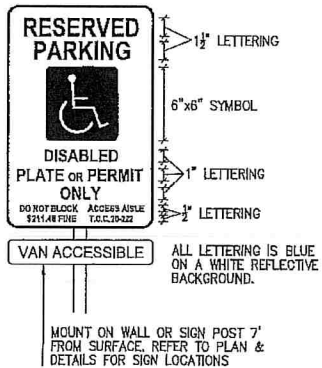
TYPICAL 60° PARKING



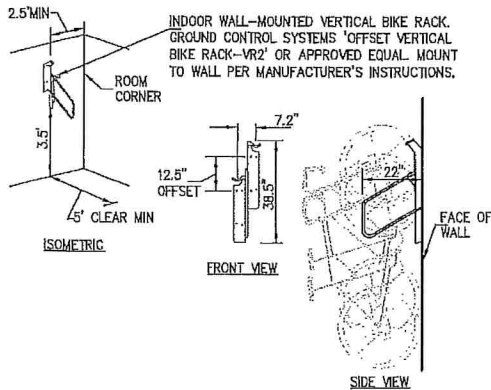
PRE-CAST SAFETY CURB



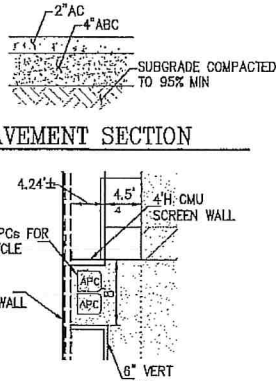
SHORT-TERM BIKE PARKING



ACCESSIBLE PARKING SIGN



LONG-TERM BIKE PARKING (INDOOR)



SOLID WASTE APC SCREEN

### SHEET INDEX

- 1 - NOTES, DETAILS, LEGEND
- 2 - SITE PLAN
- 3 - NOTES, GRADING PLAN, DRAINAGE DETAIL
- 4 - LANDSCAPE PLAN
- 5 - LANDSCAPE NOTES/DETAILS
- 6 - IRRIGATION PLAN
- 7 - IRRIGATION NOTES/DETAILS

### CIVIL ENGINEER (PREPARED BASE)

DYNAMIC CIVIL DESIGNS LLC  
10150 N TALL COTTON DR  
MARANA, AZ 85653  
PH (520) 461-8016  
EMAIL: james.mcm@va.com

### ARCHITECT

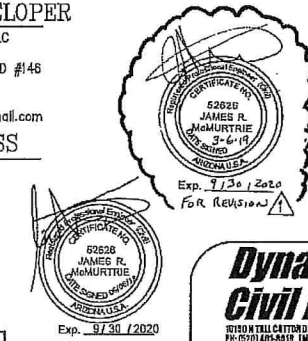
CHUCK MEYER, ARCHITECT LLC  
ATTN: CHUCK MEYER  
11588 W ROCK VILLAGE ST  
MARANA, AZ 85658  
PH (520) 899-4245  
EMAIL: chuck@cmarchitect-llc.com

### OWNER/DEVELOPER

FRANTI III HOLDINGS LLC  
ATTN: DAVID BASILA  
1718 E SPEEDWAY BLVD #148  
TUCSON, AZ 85719  
PH (520) 447-7463  
EMAIL: parkproperty@zmail.com

### SITE ADDRESS

1525 N PARK AVE  
TUCSON AZ 85719



1525 N PARK AVE  
REF. NO: OCZ 7C190  
T17SA00033  
T18SA00085



### DEVELOPMENT PACKAGE PLAN THE PRIME LEAF DISPENSARY

LOTS 3-6 OF BLOCK 7 UNIVERSITY HOME ADDITION BK01, PG16 MAP  
LOCATED IN THE S.W. 1/4 OF SEC 6, T14S, R14E, G&SRM, PIMA COUNTY, ARIZONA

CASE NO: DP18-0043

JOB NO. D17028  
DATE: JUNE, 2018

SCALE HORIZ: N/A  
SCALE VERT: N/A

SHEET 1 OF 7

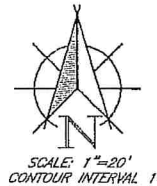
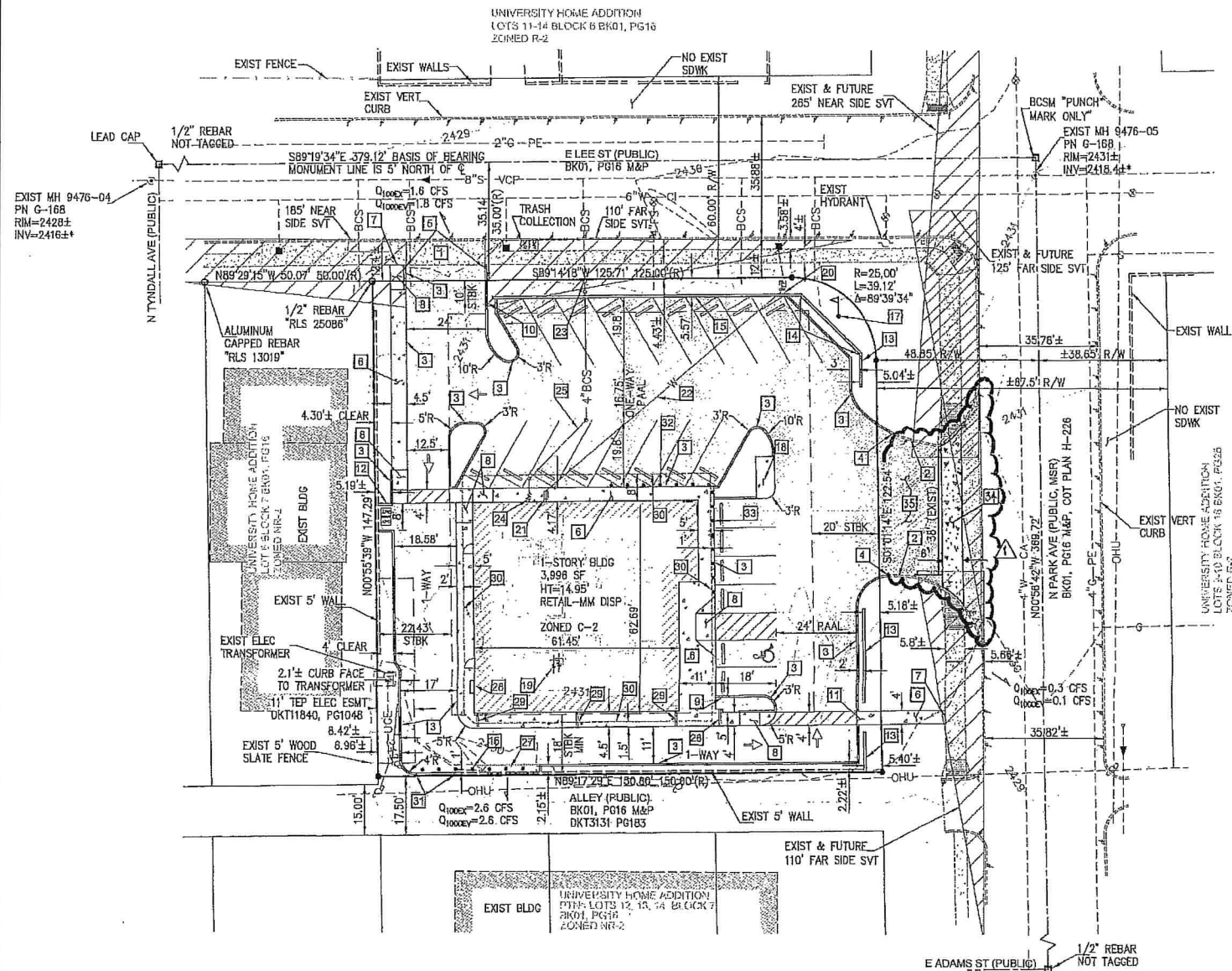


CITY OF TUCSON SIGNED PLANS  
MUST BE KEPT ON JOB AT ALL TIMES  
Planning & Development Services Dept.

NO.	BY	DATE	EXTENSION	DESCRIPTION	APPROVED BY	DATE
JRM	3-6-19		EXTENSION	PLAN		

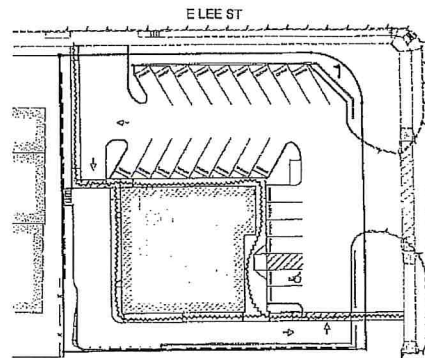


\*EXISTING MANHOLE INVERTS ARE APPROXIMATIONS BASED ON SCALED DIMENSIONS FROM OLD PLANS AND HAVE NOT BEEN VERIFIED BY SURVEY

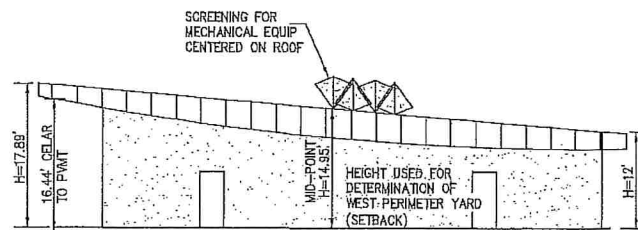


### LAYOUT KEYNOTES

- 1 EXIST DRIVEWAY APRON
- 2 EXIST VERT CURB TO REMAIN
- 3 6" TYPE-2 VERT CURB PER PAG SD 209, SIDEWALKS, WHERE ADJACENT CURB, MAY BE POURED MONOLITHICALLY W/ THE CURB.
- 4 CONNECT TO EXIST CURB PER PAG SD 211
- 5 TERMINATE VERT CURB W/ 1:1 SLOPE AT POINT OF CONNECTION TO EXIST SDWK
- 6 CONC. SIDEWALK PER PAG SD 200, WIDTHS AS SHOWN ON PLAN
- 7 CONNECT TO EXIST SIDEWALK PER PAG SD 203
- 8 SIDEWALK RAMP, COMPLY WITH ICC/ANSI A117.1, 12:1 MAX SLOPE, 2% MAX CROSS-SLOPE
- 9 PLACE 1' CURB OPENING 1' FROM FACE OF SIDEWALK W/ 1:1 SLOPE CURB TERMINAL SECTIONS ON EITHER SIDE. CURB HEIGHT BETWEEN SIDEWALK AND OPENING WILL BE 8" PER GRADING PLAN.
- 10 PLACE 1' CURB OPENINGS FOR RAINWATER HARVESTING INLET/OUTLETS. PROVIDE 1:1 SLOPE CURB TERMINAL SECTIONS ON EITHER SIDE OF OPENINGS.
- 11 SIDEWALK FLUSH TO PAVEMENT WITHOUT RAMP. END ADJACENT VERTICAL CURBS W/ CURB TERMINAL SECTIONS PER PAG SD 212
- 12 5' H X 4' L CMU SCREEN WALL FOR SOLID WASTE APCs STORAGE
- 13 30" CMU SCREEN WALL
- 14 TRANSITION WALL HEIGHT AT OWNER'S DIRECTION
- 15 5' CMU SCREEN WALL
- 16 TYPE 'A' POST BARRICADES PER PAG SD 106 @ 5' O.C.
- 17 FLAG POLE BY OTHERS. POLE WILL REQUIRE SEPARATE PERMIT
- 18 SHORT-TERM BIKE PARKING FOR 2 BIKES. 1 RACK PER DETAIL SHEET 1.
- 19 LONG-TERM BIKE PARKING LOCATION (INDOORS). SEE LONG-TERM BIKE PARKING DETAIL SHEET 1
- 20 CONNECT NEW SITE WATER TO EXIST BACKFLOW DEVICE.
- 21 WATER SHUT-OFF VALVE IN METER BOX SET FLUSH IN SDWK. SEE ARCHITECTURAL/PLUMBING PLANS FOR SIZE & CONTINUATION.
- 22 INSTALL PRIVATE WATERLINE PER PLUMBING CODE REQUIREMENTS. SEE ARCHITECTURAL/PLUMBING PLANS FOR SIZE.
- 23 CONNECT NEW 4" BUILDING CONNECTION SEWER TO EXIST BCS. INSTALL CLEANOUT 1' INSIDE PROPERTY LINE PER RWRD SD 401.
- 24 2-WAY BCS CLEANOUT FLUSH IN SDWK. SEE ARCHITECTURAL/PLUMBING PLANS FOR CONTINUATION.
- 25 INSTALL 4" BCS PER PLUMBING CODE REQUIREMENTS.
- 26 TYPE 1 SIDEWALK SCUPPER PER PAG SD 204. EXTEND SCUPPER INTO LANDSCAPE ISLAND 1' FROM EDGE OF SDWK
- 27 DRAINAGE OUTLET GRADING. REFER TO DETAIL ON GRADING PLAN.
- 28 ELEC METER SOCKET, PANEL & OTHER APPURTENANCES AS REQUIRED. FINAL LOCATION PER ARCHITECTURAL & ELECTRICAL PLANS. ALL APPURTENANCES ATTACHED TO FACE OF BUILDING MUST NOT PROTRUDE MORE THAN 1' TO MAINTAIN A MINIMUM 4' WIDE CLEAR SIDEWALK WIDTH.
- 29 TYPE 1 SIDEWALK SCUPPERS TO PLUMB DIRECTLY TO DOWNSPOUTS FROM ROOF. FIELD-LOCATE EXACT LOCATIONS TO MATCH GUTTER SYSTEM AS INSTALLED.
- 30 ROOF OVERHANG LINE
- 31 IT MAY BE NECESSARY TO DEMO & RECONSTRUCT THIS PORTION OF WALL NEAR EXISTING DUMPSTER ENCLOSURE DEPENDING ON THE ELEVATION & DEPTH OF THE EXISTING WALL FOOTER, WHICH WILL BE UNCOVERED DURING DEMO. APPROX LENGTH=11'. IF NECESSARY, RECONSTRUCT THIS PORTION OF WALL & FOOTER CONTINUING THE 5' SCREEN HEIGHT. REFER TO GRADING PLAN FOR PROPOSED GRADES IN THIS AREA.
- 32 (OPTIONAL) 7EA TYPE 'A' POST BARRICADES PER PAG SD 106 @ 5' O.C. MUST BE LOCATED BETWEEN PARKING SPACES AND SIDEWALK AS SHOWN.
- 33 (OPTIONAL) 8EA TYPE 'A' POST BARRICADES PER PAG SD 106 @ 4.25' O.C. MUST BE LOCATED WITHIN OUTSIDE 1' OF SIDEWALK AND MUST MAINTAIN A MINIMUM 4' CLEAR SIDEWALK
- 34 CONC. CROSSWALK FLUSH TO PAVEMENT. 6" CLASS 5' CONC. W/ 6X6 WHF JOINT & SCORE SPACING PER PAG SD 200. 2% MAX CROSS SLOPE
- 35 REMOVE & REPLACE PAVEMENT



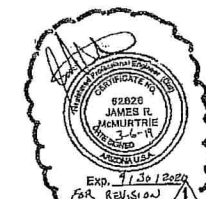
ACCESSIBLE ROUTES



REFER TO ARCHITECTURAL PLANS FOR SPECIFIC DETAILS & DIMENSIONS  
WEST BUILDING ELEVATION



CITY OF TUCSON SIGNED PLANS  
MUST BE KEPT ON JOB AT ALL TIMES  
Planning & Development Services Dept.



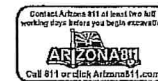
1525 N PARK AVE  
REF. NO: OCZ 7C190  
T17SA00033  
T18SA00085

**Dynamic Civil Designs LLC**  
10101 N TULL COTTAGE DR, TUCSON, AZ 85745  
PH: (520) 491-4010 FAX: (520) 491-4011

DEVELOPMENT PACKAGE PLAN  
THE PRIME LEAF DISPENSARY  
LOTS 3-5 OF BLOCK 7 UNIVERSITY HOME ADDITION BK01, PG16 MAP  
LOCATED IN THE S.W. 1/4 OF SEC 6, T14S, R14E, G8SRM, PIMA COUNTY, ARIZONA

CASE NO: DP18-0043

JOB NO. D17028 SCALE HORIZ: 1"=20'  
DATE: JUNE, 2018 SCALE VERT: N/A SHEET 2 OF 7



NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE
1	JLM	3-6-19	EXTEND DRW PWT, ADD CONC. CROSSWALK		



LANDSCAPE NOTES

NO STRUCTURE OR VEGETATION BETWEEN 30" AND 72" IN HEIGHT SHALL BE PLACED WITHIN SIGHT VISIBILITY TRIANGLE.

ALL TREES SHALL BE LOCATED A MINIMUM OF 10' FROM SEWER LINES, 3' FROM GAS LINES AND 5' FROM WATER LINES.

CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUISITION OF RIGHT OF WAY USE PERMIT REQUIRED FOR CONSTRUCTION WITHIN PIMA COUNTY RIGHT OF WAY. THIS IMPROVEMENT SHALL BE MAINTAINED BY OWNER.

REMOVE STAKES FROM TREES AFTER 2 YEARS OF GROWTH.

CRUSHED SCREENED GRANITE SHALL BE FREE OF LUMPS OR BALLS OF CLAY AND SHALL NOT CONTAIN CALCAREOUS COATINGS, CALICHE, ORGANIC MATTER OR FOREIGN SUBSTANCES. ALL MATERIAL SHALL BE FROM A SINGLE PRODUCTION SOURCE AND SHALL PRESENT A UNIFORM APPEARANCE.

AREAS TO RECEIVE CRUSHED SCREENED GRANITE SHALL BE STAKED AND INSPECTED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE SURFACES UPON WHICH THE CRUSHED SCREENED GRANITE IS TO BE PLACED SHALL BE GRADED AND COMPACTED TO A DENSITY OF NOT LESS THAN 85 PERCENT OF THE MAXIMUM DENSITY IN ACCORDANCE WITH THE REQUIREMENTS OF THE MATERIALS TESTING MANUAL OF THE MATERIAL SERVICES.

THE AREAS TO RECEIVE CRUSHED SCREENED GRANITE SHALL RECEIVE AN APPLICATION OF PRE-EMERGENT HERBICIDE IN THE MANNER RECOMMENDED BY THE MANUFACTURER. THE CONTRACTOR SHALL STAKE OUT THE AREA AND PUT AN APPLICATION OF A WEED INHIBITOR PRIOR TO PLACEMENT OF THE CRUSHED SCREENED GRANITE. CONTRACTOR SHALL KILL ALL WEEDS BY MANUAL OR CHEMICAL CONTROL AND REMOVED AFTER DEAD. ANY PESTICIDES USED MUST BE APPLIED IN STRICT ACCORDANCE WITH PIMA COUNTY REQUIREMENTS.

THE CONTRACTOR SHALL KEEP A RECORD OF ALL APPLICATIONS. THE CONTRACTOR SHALL RECORD THE TYPE OF HERBICIDES USED, SUCH AS A PRE OR POST-EMERGENT; THE RATE AND METHODS OF APPLICATIONS; AND THE DATE AND LOCATION OF SUCH APPLICATIONS. A COPY OF THIS REPORT SHALL BE FURNISHED TO THE OWNER EVERY MONTH.

THE CRUSHED SCREENED GRANITE SHALL BE EVENLY DISTRIBUTED OVER THE DESIGNATED AREAS TO A 2 INCH DEPTH. THE FINISH GRADE OF THE CRUSHED SCREENED GRANITE SHALL BE 1 INCH BELOW CURB, SIDEWALK EDGE, OR PAVING EDGE.

CARE SHALL BE TAKEN IN THE PLACEMENT OF THE CRUSHED SCREENED GRANITE NOT TO DISTURB OR DAMAGE ANY PLANT MATERIAL. THE WATERING BASINS AND TRENCHES COVERED WITH CRUSHED SCREENED GRANITE SHALL BE THE DEPTH AS SHOWN ON THE PROJECT PLAN.

AFTER PLACING AND GRADING THE CRUSHED SCREENED GRANITE, THE CONTRACTOR SHALL LIGHTLY WATER THE GRANITE TO REMOVE FINE MATERIAL FROM THE SURFACE, WATER SETTLE, AND ROLL THE GRANITE WITH A ROLLER TO THE EXTENT SATISFACTORY TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL AGAIN APPLY THE APPROVED PRE-EMERGENT WEED CONTROL AGENT ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. WATER IN PRE-EMERGENT THOROUGHLY. CRUSHED SCREENED GRANITE SHALL BE COMPACTED TO 90%.

ALL EROSION WITHIN THE CRUSHED SCREENED GRANITE AREAS SHALL BE CORRECTED BY THE CONTRACTOR TO MAINTAIN THE FINAL GRADE OF THE CRUSHED SCREENED GRANITE AS PLACED UNDER THIS ITEM. IF SOIL SETTLING OCCURS THROUGH THE WARRANTY PERIOD, THE CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL MATERIAL AT NO ADDITIONAL EXPENSE TO THE OWNER.

ALL PLANTS OBSERVED AT NURSERY BY OWNER'S REPRESENTATIVE SHALL BE TAGGED WITH SERIALIZED SELF-LOCKING TAGS. TREES DELIVERED TO THE SITE WITHOUT THESE TAGS OR WITH BROKEN TAGS WILL BE REJECTED. ALL PLANTS SHALL COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR DIS-EASES AND INFESTATIONS.

SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY OWNER'S REPRESENTATIVE. IF PROFF IS SUBMITTED THAT A PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.

ARRANGE FOR OWNER'S REPRESENTATIVE'S PRESENCE 48 HOURS IN ADVANCE OF WALK-THROUGH. ALL PLANTS AND ASSOCIATED WORK SHALL BE COMPLETELY INSTALLED PRIOR TO SCHEDULING OF WALK-THROUGH. OWNER'S REPRESENTATIVE SHALL GENERATE A LIST OF ITEMS TO BE CORRECTED PRIOR TO FINAL COMPLETION.

WARRANTY AND GUARANTEE  
LANDSCAPE CONTRACTOR(S) SHALL GUARANTY WORKMANSHIP FOR ONE YEAR BEYOND MAINTENANCE PERIOD.  
SETTLING OF BACKFILLED TREE PITS WHICH MAY OCCUR DURING GUARANTY PERIOD SHALL BE REPAIRED AT NO EXPENSE TO OWNER, INCLUDING COMPLETE RESTORATION OF DAMAGED PROPERTY.  
OWNER WILL MAINTAIN PLANTING AREAS DURING WARRANTY PERIOD, SO AS NOT TO HAMPER PROPER GROWTH OF PLANTINGS.

MAINTENANCE SERVICE  
MAINTENANCE SERVICE FOR TREES AND SHRUBS AND ALL LANDSCAPE AREAS: PROVIDE MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE CONTRACTOR. BEGIN MAINTENANCE IMMEDIATELY AFTER FINAL COMPLETION OF PROJECT.  
MAINTENANCE PERIOD: 3 MONTHS FROM DATE OF PLANTING COMPLETION.

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE QUANTITIES IN THE PLANT LIST ARE INTENDED AS A REFERENCE ONLY. PLANT QUANTITIES SHALL BE DERIVED FROM PLANS.

CONTRACTOR SHALL VERIFY WITH OWNER'S PROJECT MANAGER THAT PLANS ARE CURRENT AND APPROVED.

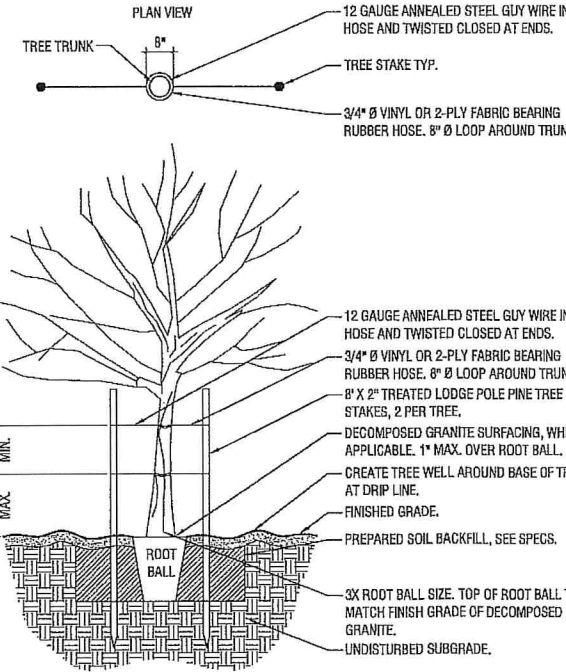
WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE PIMA COUNTY CODE. WHENEVER SPECIAL REQUIREMENTS CONFLICT ON ANY MATTER, THE OWNER'S PROJECT MANAGER SHALL DETERMINE WHICH SPECIAL CONDITION OR CODE SHALL GOVERN.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THE PLANS.

THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF ARIZONA.

BEFORE EXCAVATING, VERIFY THE LOCATION OF UNDERGROUND UTILITIES. AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL REQUEST MARK OUT OF UNDERGROUND UTILITIES BY CALLING BLUE STAKE AT 1-800-782-5348.

OWNER/APPLICANT IS RESPONSIBLE FOR PROVIDING A SPECIAL INSPECTION AND DELIVERING RESULTS TO CITY FOR THE FOLLOWING CONDITION, PROVIDE ROOT ZONES WITH A MINIMUM OF 300 CUBIC FEET (NO DEEPER THAN 3 FEET) OF UNCOMPACTED (LESS THAN 90%) SOIL; OR 600 CUBIC FEET (NO DEEPER THAN 3 FEET) OF STRUCTURED SOIL THAT CAN BE COMPACTED AT 95%, PER MANUFACTURERS RECOMMENDATION, SO THAT PAVEMENT CAN BE LAID DIRECTLY OVER THE STRUCTURED SOIL WHILE ALLOWING DEVELOPMENT OF ROOTS.

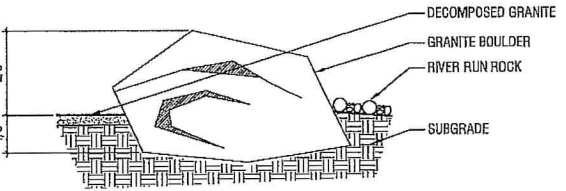


NOTE:  
1. TREES TO STAKED WILL BE MARKED BY ENGINEER.

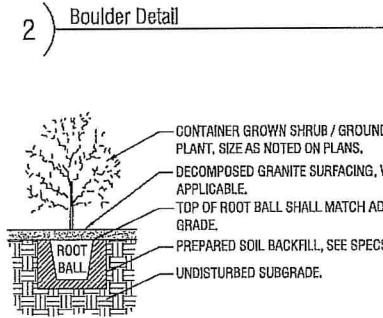
1) Tree Planting - Nursery Stok  
24" Box and 15 Gallon Size

CITY OF TUCSON  
DEPARTMENT OF TRANSPORTATION  
STANDARD NOTES FOR PLANTING IN ROW

- 1.1. IT IS THE OWNER'S RESPONSIBILITY TO KEEP THE SIGHT VISIBILITY TRIANGLES (SVT), AND THE PEDESTRIAN ACCESS AREA CLEAR OF VEGETATION AT ALL TIMES, PER LAND USE CODE (LUC) SECTION.
- 1.2. FINAL PLANT LOCATIONS MUST BE IN COMPLIANCE WITH ALL UTILITY SETBACK REQUIREMENTS.
- 1.3. THE OWNER UNDERSTANDS THAT IF THE CITY OF TUCSON TRANSPORTATION DEPARTMENT OR ANY UTILITY COMPANY NEEDS TO WORK WITHIN THE ROW IN THE LANDSCAPED AREA, PLANDS AND IRRIGATION MAY BE DESTROYED WITHOUT REPLACEMENT OR REPAIR.
- 1.4. THE OWNER TAKES FULL LIABILITY FOR THIS LANDSCAPE AND IRRIGATION, AND ANY DAMAGE TO ROADWAY, SIDEWALK AND UTILITIES.
- 1.5. THE ONLY PRIVATE IRRIGATION EQUIPMENT THAT IS ALLOWED WITHIN THE ROW ARE LATERAL LINES, TUBING AND EMITTERS THAT ARE NOT UNDER CONSTANT PRESSURE. ALL OTHER EQUIPMENT MUST BE ON PRIVATE PROPERTY. (EXCLUDING WATER METER)
- 1.6. CONTRACTOR TO OBTAIN A RIGHT OF WAY EXCAVATION PERMIT PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY.



- NOTE:
1. ALL BOULDERS TO BE PER LEGEND, FREE FROM SCARS, CHIPS, AND ABRASIONS. LANDSCAPE CONTRACTOR T TREAT ALL DEFECTS WITH 'EONITE' TO PROVIDE A WEATHERED, NATURAL APPEARANCE.
  2. DEPRESS BOULDER MASS 1/3 BELOW GRADE AS SHOWN.



3) Planting - Nursery Stock Shrub /  
Ground Cover - 1 & 5 Gallon

Landscape Borders

10 FT STREET LANDSCAPE BORDER- E LEE ST  
[5'-0" ON PROPERTY 5'-0" IN ROW]

TOTAL LANDSCAPE BORDER AREA	1,114 SF
50% MIN VEGETATION COVERAGE REQUIRED / PROVIDED	557 SF
LANDSCAPE BORDER TREES REQUIRED / PROVIDED (1 PER 33 FT)	4
SCREEN	PROVIDED

10 FT STREET LANDSCAPE BORDER- N PARK AVE  
[5'-0" ON PROPERTY 5'-0" IN ROW]

TOTAL LANDSCAPE BORDER AREA	534 SF
50% MIN VEGETATION COVERAGE REQUIRED / PROVIDED	267 SF
LANDSCAPE BORDER TREES REQUIRED / PROVIDED (1 PER 33FT)	3
SCREEN	PROVIDED

4'-0" LANDSCAPE BORDER ADJACENT TO VEHICULAR USE  
AREA

TOTAL LANDSCAPE BORDER AREA	930 SF
50% MIN VEGETATION COVERAGE REQUIRED / PROVIDED	467 SF
LANDSCAPE BORDER TREES REQUIRED / PROVIDED (1 PER 33FT)	4
SCREEN	PROVIDED

NO LANDSCAPING REQUIREMENT ALONG ALLEY

1525 N PARK AVE  
REF. NO: OCZ 7C190  
T175A00033  
T18SA00085



DEVELOPMENT PACKAGE PLAN  
THE PRIME LEAF DISPENSARY  
LOTS 3-5 OF BLOCK 7 UNIVERSITY HOME ADDITION BKG1, PG16 MAP  
LOCATED IN THE S.W. 1/4 OF SEC 6, T14S, R14E, G&SRM, PIMA COUNTY, ARIZONA

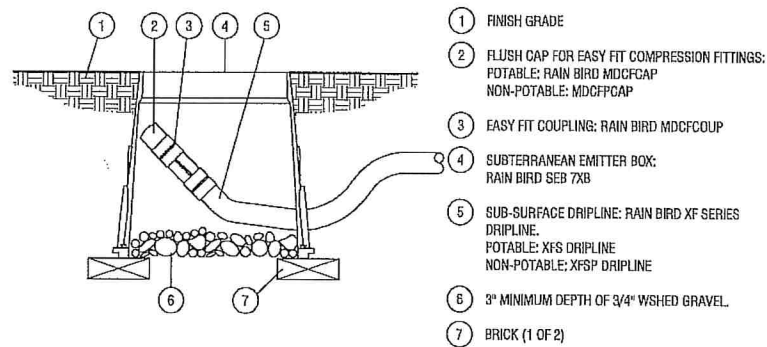
CASE NO: DP18-0043  
JOB NO. D17028  
DATE: JUNE, 2018  
SCALE HORIZ: N/A  
SCALE VERT: N/A  
SHEET 5 OF 7

CITY OF TUCSON SIGNED PLANS  
MUST BE KEPT ON JOB AT ALL TIMES  
Planning & Development Services Dept.

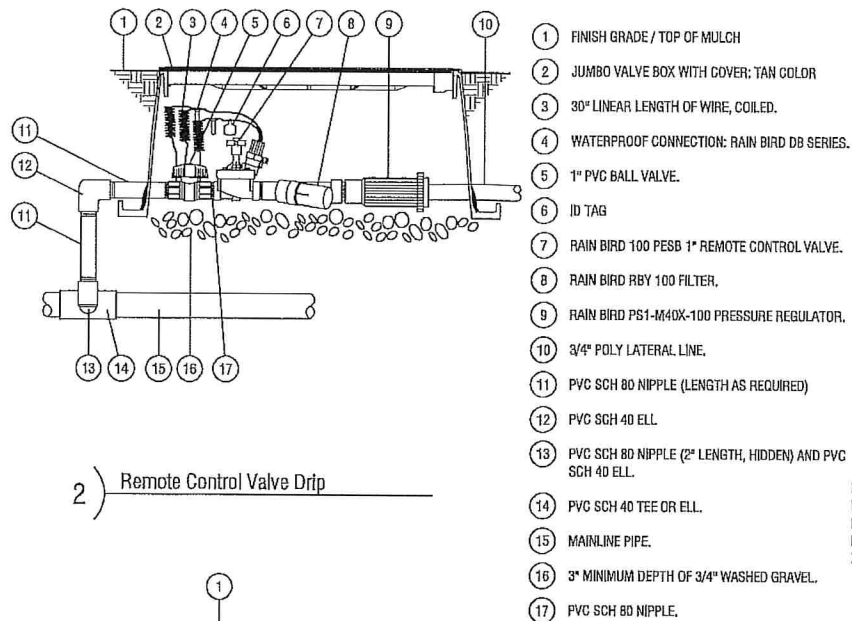


NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE

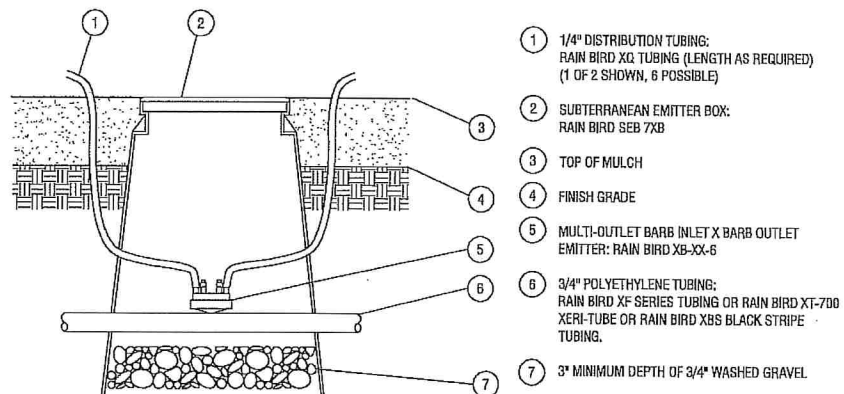




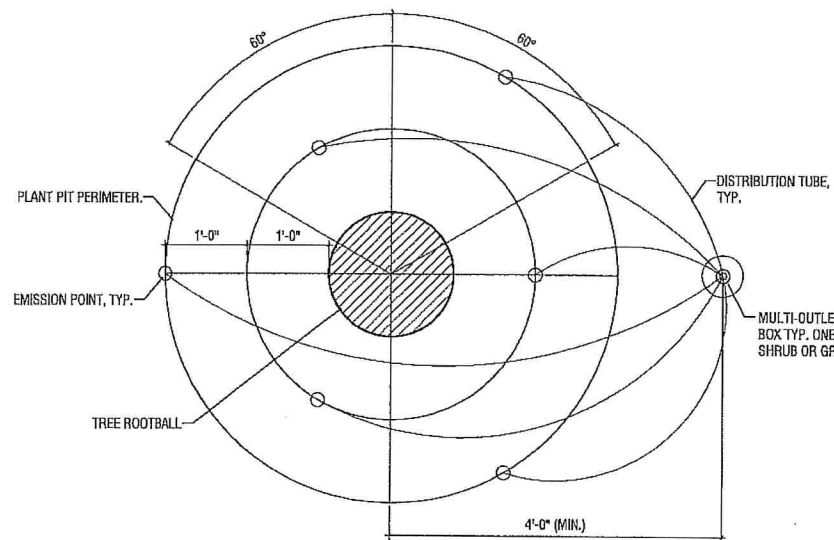
1) Flush End Cap



2) Remote Control Valve Drip

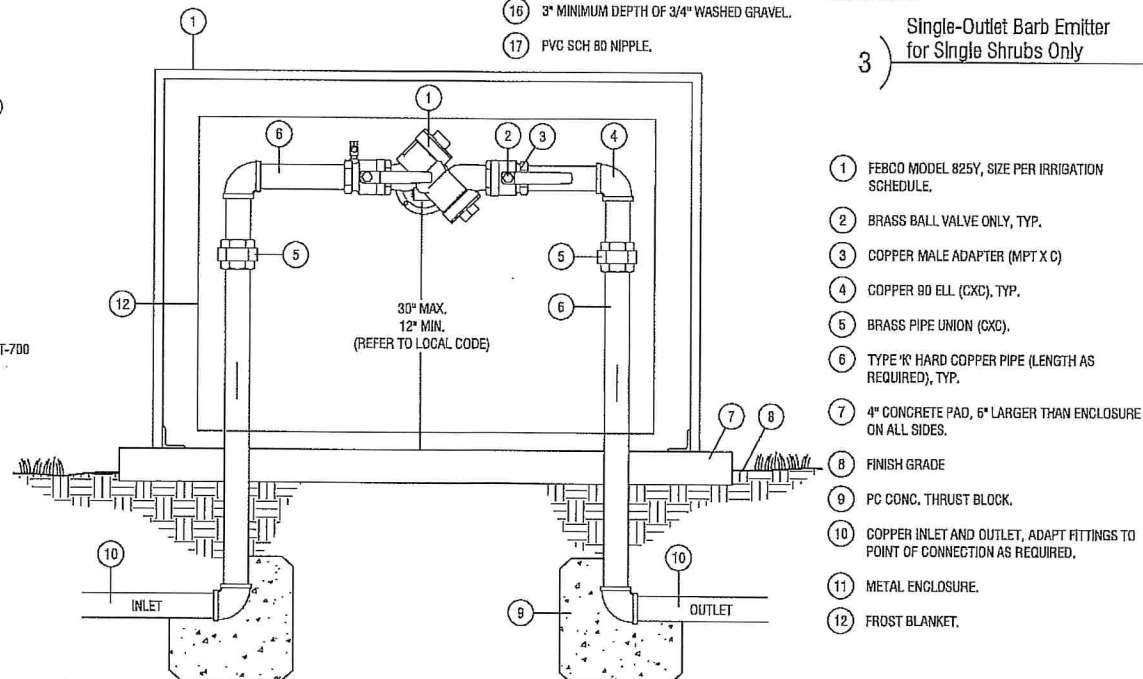


4) Multi-Outlet Barb Emitter for Shrubs Groups Only

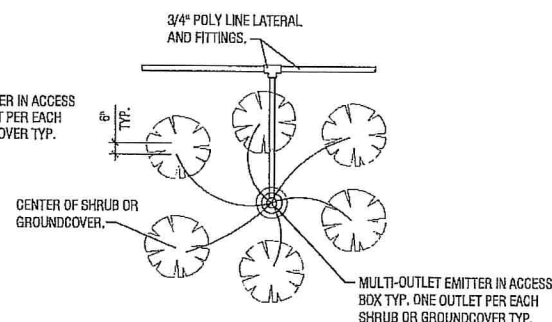


NOTES:  
1. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 12'-0".  
2. LAYOUT DISTRIBUTION TUBING AS SHOWN, LOCATE DISCHARGE POINT 2" ABOVE FINISH GRADE.

6) Emitter Layout Trees

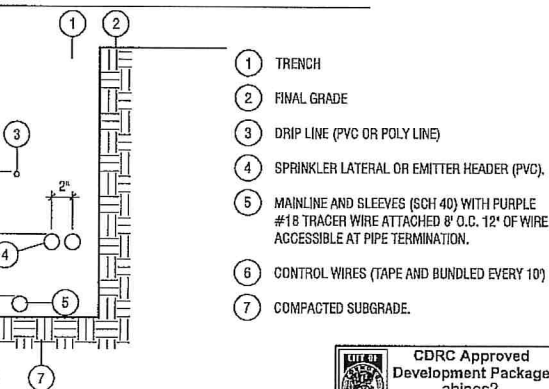


5) Reduced Pressure Assembly Outside Installation



NOTES:  
1. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 12'-0".  
2. LAYOUT DISTRIBUTION TUBING AS SHOWN, LOCATE DISCHARGE POINT 2" ABOVE FINISH GRADE.

7) Emitter Layout Shrubs



NOTES:  
1. ALL MAIN LINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. TRENCH WIDTH AND DEPTH TO VARY DEPENDING OF NUMBER AND TYPES OF PIPES CONTAINED. ALL TUCSON SIGNED PLANS MUST BE KEPT ON JOB AT ALL TIMES Planning & Development Services Dept.

8) Irrigation Trench

IRRIGATION NOTES  
1. CONTRACTOR SHALL COORDINATE ELECTRIC FOR IRRIGATION CONTROLLER. CONTRACTOR SHALL PROVIDE SLEEVES FOR REMOTE CONTROL VALVES WIRES.  
2. IRRIGATION PLANS ARE SCHEMATIC. LOCATE LINES AND EQUIPMENT IN UNPAVED AREAS WHERE POSSIBLE.  
3. LOCATE WEATHER SENSOR SO IT IS UNIMPEDED BY ANY STRUCTURAL ELEMENTS.  
4. SHRUBS SHALL HAVE (1) 1-GPH EMITTER PER 1 GALLON PLANT AND (2) 1-GALLON EMITTERS PER 5 GALLON PLANT.  
5. IRRIGATIONS IS DESIGNATED AT A MINIMUM PRESSURE OF 60 PSI AFTER THE BACKFLOW PREVENTER, AND A MINIMUM AVAILABLE FLOW OF 5 GPM.

GENERAL IRRIGATION NOTES  
1. THIS DESIGN IS DIAGRAMMATIC. PIPING, VALVES, ETC. MAY BE SHOWN WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.  
2. THE IRRIGATION CONTRACTOR SHALL VISIT THE PREMISES TO REVIEW AND UNDERSTAND EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGATED TO PERFORM THE WORK. THE IRRIGATION CONTRACTOR SHALL HARMONIZE HIS WORK SO EACH PIECE OF EQUIPMENT WILL BE INSTALLED TO FUNCTION PROPERLY.  
3. IN ADDITION TO SLEEVES SHOWN ON THE DRAWINGS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PIPES SLEEVING AND SEPARATE CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER PAVED AREAS AND HEAVY TRUCK DRIVEWAYS.  
4. THE IRRIGATION CONTRACTOR SHALL TURN OVER TO THE OWNER: TWO EACH OF ALL OPERATING KEYS AND SERVICING TOOLS NEEDED FOR COMPLETE ACCESS, ADJUSTMENTS AND REPAIR OF ALL IRRIGATION SYSTEM COMPONENTS. THIS INCLUDES SPECIALIZED TOOLS REQUIRED FOR COMPLETE DISASSEMBLY OF EACH SPRINKLER AND VALVE.  
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, LOCATION OF WELLS, ETC. COORDINATE WORK WITH GENERAL CONTRACTOR FOR LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.  
6. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.  
7. CONTRACTOR SHALL REFER TO PIMA COUNTY / CITY OF TUCSON STANDARD SPECIFICATION FOR ITEMS NOT DESCRIBED ON THESE PLANS.

DRIP IRRIGATION NOTES  
1. VERIFICATION OF PLANT QUANTITIES AND NUMBER OF EMITTERS PER VALVE STATION IS THE RESPONSIBILITY OF THE CONTRACTOR.  
2. DRIP IRRIGATION LINES ARE SHOWN DIAGRAMMATICALLY FOR CLARITY. INSTALL PIPING IN LANDSCAPE AREAS.  
3. DRIP EMITTERS OPERATE WITH A 10 SECOND "FLUSH MODE" UPON EACH START-UP. FLOW MODE FLOW RATE IS INCREASED APPROXIMATELY 3 TIMES THE OPERATING RATE OF EMITTER. ALTHOUGH PIPE SIZING HAS BEEN DESIGNED TO ACCOMMODATE THIS FLOW, CONTRACTOR IS RESPONSIBLE FOR INSTALLING HDPE PIPING OF SUFFICIENT SIZES TO PROVIDE FOR INTENDED DRIP EMITTER OPERATION AS DESCRIBED BY THE MANUFACTURER.  
4. PROVIDE ONE FLUSH OUT ASSEMBLY AT EACH END OF DRIP SYSTEM AND AS SHOWN ON PLANS. APPROXIMATELY TWO FLUSH OUT ASSEMBLIES REQUIRED PER DRIP STATION. LOCATE FLUSH OUT ASSEMBLY BOXES ADJACENT TO PLANTING BORDERS OF PAVING EDGES FOR MAINTENANCE CONVENIENCE.  
5. DRIP LINES TUBING AS SHOWN ON PLANS CROSSES NON-PRESSURE LATERAL LINE PIPING OF OTHER SYSTEM (SHUB AS TREE SYSTEM) WITHOUT CONNECTION. DRIP LINES TUBING ONLY CONNECTS TO NO-PRESSURE LINE DOWNSTREAM OF INLINE DRIP PRESSURE REGULATOR.  
6. POINT OF CONNECTION WILL BE AS NOTED ON DRAWING, CONTRACTOR TO INSTALL A NEW BACKFLOW PREVENTER.  
7. IRRIGATION MAINLINE IS TO UTILIZE 30 GPM. DRIP VALVES CAN BE OPERATED SIMULTANEOUSLY TO UTILIZE 30 GPM.

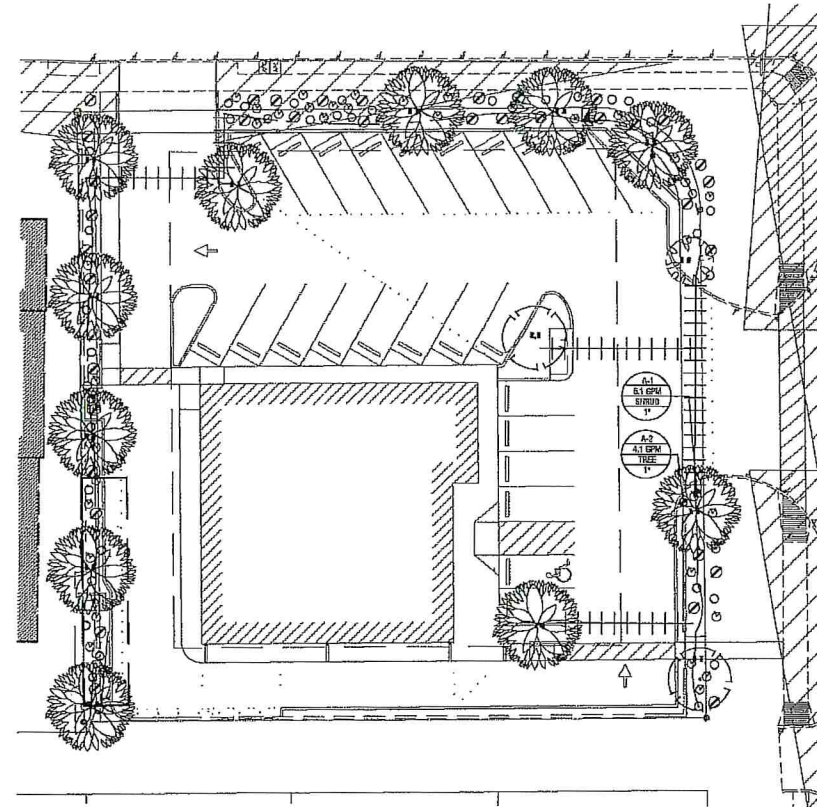


1525 N PARK AVE  
REF. NO: OCZ 7C190  
T17SA00033  
T18SA00085

<b>DEVELOPMENT PACKAGE PLAN</b> <b>THE PRIME LEAF DISPENSARY</b> LOTS 3-5 OF BLOCK 7 UNIVERSITY HOME ADDITION BK01, PG16 MAP LOCATED IN THE S.W. 1/4 OF SEC 6, T14S, R14E, G4SRM, PIMA COUNTY, ARIZONA			
CASE NO: DP18-0043		SHEET 7 OF 7	
JOB NO. D17028	SCALE HORIZ: N/A		
DATE: JUNE, 2018	SCALE VERT: N/A		

NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE

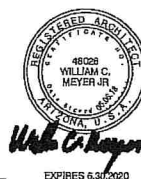




A) Irrigation Plan  
1" = 20'-0"

#### Irrigation Schedule

- CONTROLLER - RAINBIRD ESP-SMT 4 STA. WITH WEATHER SENSOR
- REDUCED PRESSURE BACKFLOW PREVENTOR 825V 1" COPPER W/ ENCLOSURE
- REMOTE CONTROL VALVE - RAINBIRD 100 PESS 1" RAINBIRD RBY 100 FILTER, 1" PVC BALL VALVE AND RAINBIRD PSI-M40X-100 PRESSURE REGULATOR IN NDS TAN COLOR JUMBO BOX.
- FOR TREES  
NOT SHOWN  
MULTI-PORT EMITTER - RAINBIRD XBT-10-6 IN 6" BOX
- FOR SHRUBS  
NOT SHOWN  
SINGLE-PORT EMITTER - RAINBIRD XB-10-PC IN 6" BOX
- FLUSH END CAP
- 1" SCH 40 PVC MAINLINE
- 3/4" POLY LINE
- 1" SCH 40 PVC SLEEVE
- REMOTE CONTROL VALVE  
VALVE STATION ID  
VALVE GPM  
VALVE DESCRIPTION  
VALVE SIZE



1525 N PARK AVE  
REF. NO: OCZ 7C190  
T17SA00033  
T18SA00085



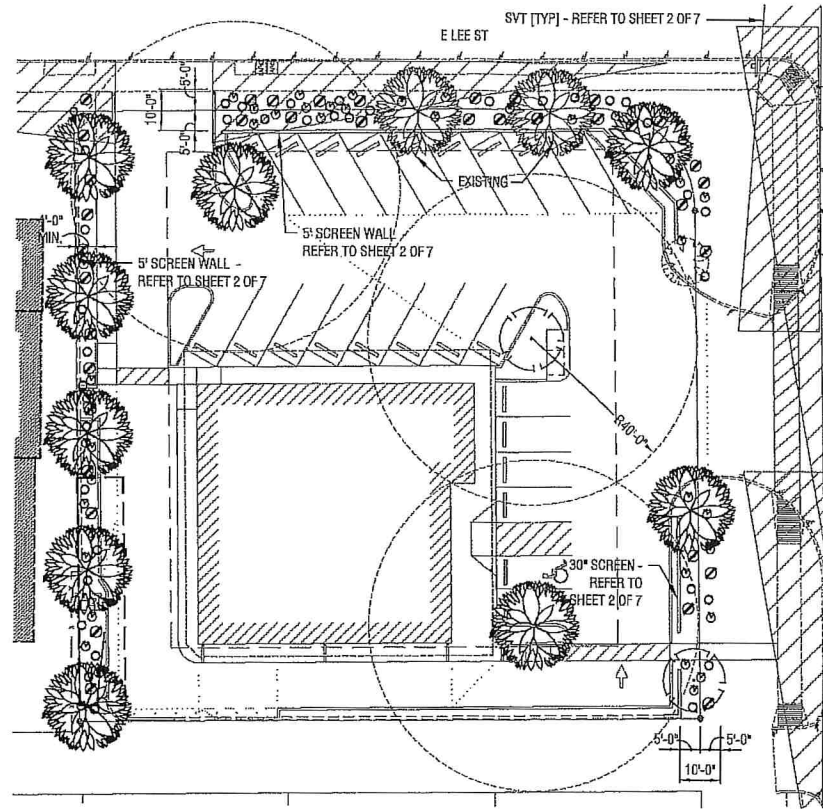
CITY OF TUCSON SIGNED PLANS  
MUST BE KEPT ON JOB AT ALL TIMES  
Planning & Development Services Dept.

CITY OF TUCSON	
CDRC Approved Development Package ahines2 06/26/2018	
PLANNING & DEVELOPMENT SERVICES	
<input checked="" type="checkbox"/> SiteDev Plan	<input type="checkbox"/> SOZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
<input type="checkbox"/> per letter to SIRS, Revision #	

DEVELOPMENT PACKAGE PLAN  
THE PRIME LEAF DISPENSARY  
LOTS 3-5 OF BLOCK 7 UNIVERSITY HOME ADDITION BK01, P016 M&P  
LOCATED IN THE S.W. 1/4 OF SEC 6, T14S, R14E, G&SRM, PIMA COUNTY, ARIZONA

CASE NO: DP18-0043	
JOB NO. D17028	SCALE HORIZ: N/A
DATE: JUNE, 2018	SCALE VERT: N/A

NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE



A) Landscape Plan  
1" = 20'-0"

### Landscape Legend

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.

TREES	SIZE	QUANTITY
MESQUITE PROSOPIS VELUTINA	STANDARD 15 GALLON	9 NEW 2 EXISTING
BLUE PALO VERDES PARKINSONIA FLORIDA	24" BOX	2 NEW
WHITETHORN ACACIA VACHELLEA CONSTRICTA (FKA ACACIA CONSTRICTA)	STANDARD 15 GALLON	1 EXISTING PRESERVED IN PLACE
SHRUB	SIZE	QUANTITY
LANTANA SPP. TRAILING LANTANA GOLD AND PURPLE MIXED.	1 GALLON	37 [12 SF]
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	1 GALLON	37 [12 SF]
SUCCULENTS	SIZE	QUANTITY
HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	37 [12 SF]

### Maintenance Schedule

#### PLANT MATERIALS

- ANY PLANT MATERIAL IN AREAS OF REQUIRED LANDSCAPING THAT DOES NOT SURVIVE MUST BE REPLACED WITH AN EQUAL SIZE AND SPECIES WITHIN 30 DAYS.
- PLANT MATERIAL MUST BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
- CLIPPING AND PRUNING OF THE PLANT MATERIAL ARE REQUIRED TO ALLOW MAXIMUM SHADING WHILE PRESERVING SURVEILLANCE OPPORTUNITIES AND PREVENTING OBSTRUCTIVE OVERHANG INTO WALKS, CURB AREAS, DRIVES, AND LINE OF SIGHT TRIANGLES AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE.
- ALL DEAD OR REMOVED PLANT MATERIAL MUST BE REPLACED WITH PLANT MATERIAL ACCEPTABLE UNDER THE STANDARDS OF THE XERISCAPE LANDSCAPING STANDARDS. REPLACEMENT MATERIAL MUST BE A MINIMUM 15-GALLON SIZE FOR TREES AND 5-GALLON SIZE FOR SHRUBS.
- REGULAR LANDSCAPE MAINTENANCE SHALL ENSURE WATER EFFICIENCY AND INCLUDE, BUT NOT TO BE LIMITED TO, PRUNING, MULCHING, WEEDING, LITTER REMOVAL, AERATING AND DETHATCHING TURF AREAS, AND FERTILIZING NON-NATIVE PLANT MATERIALS, AS NECESSARY.

#### Planting in ROW Notes

CITY OF TUCSON  
DEPARTMENT OF TRANSPORTATION  
STANDARD NOTES FOR PLANTING IN ROW

- IT IS THE OWNER'S RESPONSIBILITY TO KEEP THE SIGHT VISIBILITY TRIANGLES (SVT), AND THE PEDESTRIAN ACCESS AREA CLEAR OF VEGETATION AT ALL TIMES, PER LAND USE CODE (LUC) SECTION.
- IT IS THE OWNER RESPONSIBILITY TO KEEP A 5' WIDE BY 7' TALL CLEAR PEDESTRIAN ACCESS OPEN ACROSS THE ENTIRE PROPERTY.
- IT IS THE OWNER RESPONSIBLE TO KEEP VEGETATION FROM GROWING PAST THE CURB LINE CLEAR, AND KEEP A 15' HIGH CLEAR ZONE OVER THE TRAVEL LANE.
- FINAL PLANT LOCATIONS MUST BE IN COMPLIANCE WITH ALL UTILITY SETBACK REQUIREMENTS.
- THE OWNER UNDERSTANDS THAT IF THE CITY OF TUCSON TRANSPORTATION DEPARTMENT OR ANY UTILITY COMPANY NEEDS TO WORK WITHIN THE ROW IN THE LANDSCAPED AREA, PLANTS AND IRRIGATION MAY BE DESTROYED WITHOUT REPLACEMENT OR REPAIR.
- THE OWNER TAKES FULL LIABILITY FOR THIS LANDSCAPE AND IRRIGATION, AND ANY DAMAGE TO ROADWAY, SIDEWALK AND UTILITIES.
- THE ONLY PRIVATE IRRIGATION EQUIPMENT THAT IS ALLOWED WITHIN THE ROW ARE LATERAL LINES, TUBING AND EMITTERS THAT ARE NOT UNDER CONSTANT PRESSURE. ALL OTHER EQUIPMENT MUST BE ON PRIVATE PROPERTY. (EXCLUDING WATER METER)
- CONTRACTOR TO OBTAIN A RIGHT OF WAY PERMIT PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY.



CITY OF TUCSON SIGNED PLANS  
MUST BE KEPT ON JOB AT ALL TIMES  
Planning & Development Services Dept.

CDRC Approved Development Package ahines2 06/26/2018	
PLANNING & DEVELOPMENT SERVICES	
<input checked="" type="checkbox"/> SiteDev Plan	<input type="checkbox"/> SOZ
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1525 N PARK AVE  
REF. NO: OCZ 7C190  
T17SA00033  
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DEVELOPMENT PACKAGE PLAN THE PRIME LEAF DISPENSARY LOTS 3-5 OF BLOCK 7 UNIVERSITY HOME ADDITION BK01, PG16 M&P LOCATED IN THE S.W. 1/4 OF SEC 8, T14S, R14E, G&SRM, PIMA COUNTY, ARIZONA	
CASE NO:	DP18-0043
JOB NO. D17028	SCALE HORIZ: N/A
DATE: JUNE, 2018	SCALE VERT: N/A
SHEET 4 OF 7	



# GENERAL NOTES (GRADING)

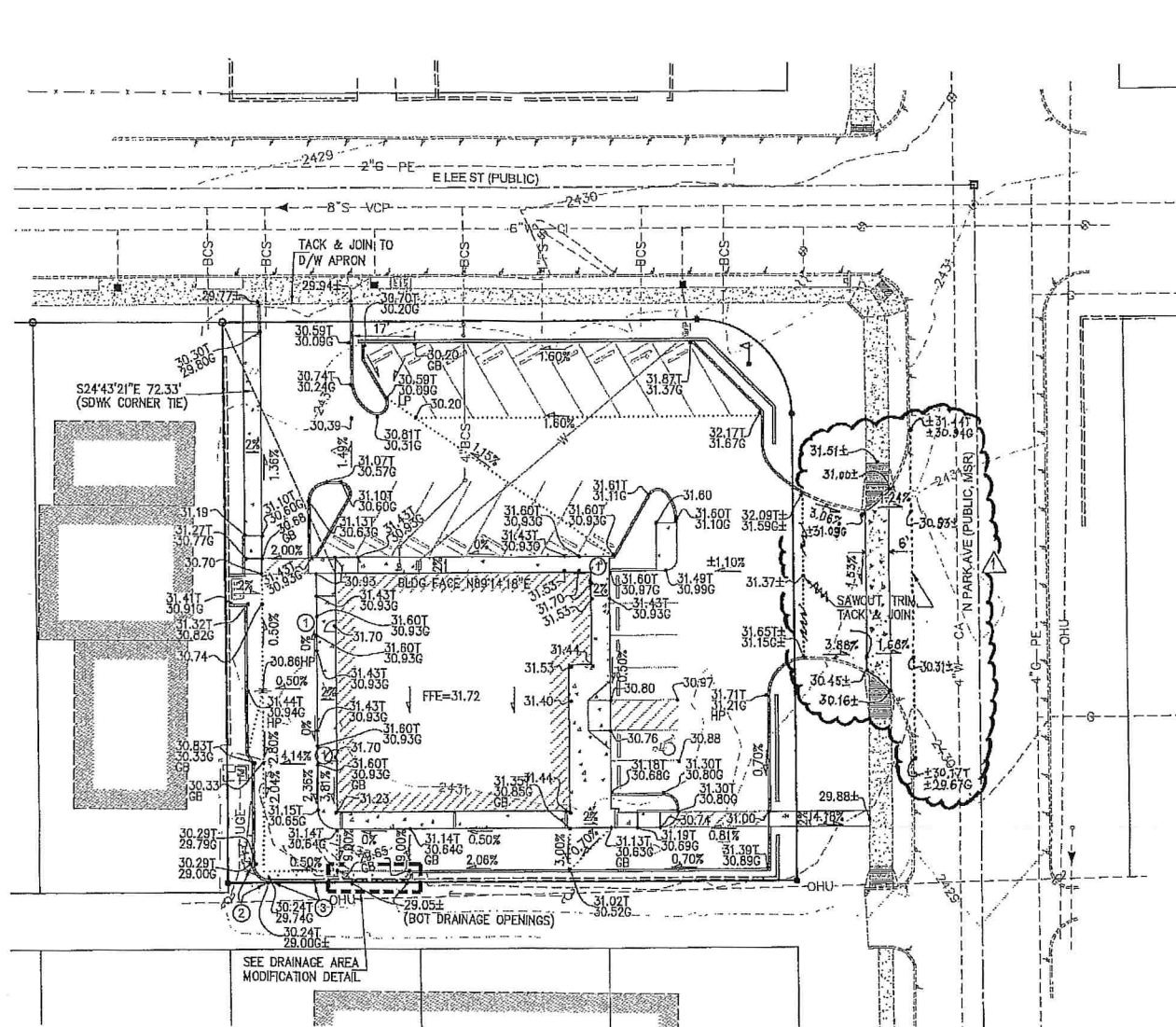
1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE W/ PAG STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS (2015 EDITION) EXCEPT AS MODIFIED IN THE CONTRACT DOCUMENTS AND PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY AND MUST REPAIR OR REPLACE, AT HIS EXPENSE, ANY DAMAGE TO THE FACILITY OR SITE THAT OCCURS AS A RESULT OF HIS, OR ANY OF HIS SUBCONTRACTORS OR SUPPLIERS, ACTIONS.
3. THE CONTRACTOR AND HIS SUBCONTRACTORS ARE TO VERIFY QUANTITIES AND BASE THEIR BID SOLELY ON THEIR OWN ESTIMATE.
4. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL BLUE STAKE (1-800-782-5348) TWO (2) FULL WORKING DAYS PRIOR TO CONSTRUCTION. THE PLAN LOCATION OF UTILITIES SHOWN ARE APPROXIMATE, BASED ON AVAILABLE RECORDS AND SURVEY. NEITHER THE OWNER NOR THE ENGINEER CAN GUARANTEE THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND/OR ELEVATION OF EXISTING UTILITIES WHICH PERTAIN TO AND AFFECT CONSTRUCTION OF THIS PROJECT.
5. THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE AS LAYING OUT ANY PORTION OF THE WORK. HE SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS, AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR HIS ASSISTANTS UPON ANY PART OF THE WORK WHENEVER SO REQUESTED.
6. THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT, OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
8. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
9. AREAS TO BE RE-VEGETATED SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE LANDSCAPE PLAN FOR THE PROJECT.
10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
11. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE CITY OF TUCSON.
12. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650. A BARRICADE PLAN MUST BE SUBMITTED TO CITY OF TUCSON TRAFFIC ENGINEERING FOR APPROVAL 48 HOURS IN ADVANCE OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
13. THE ENGINEER SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES, OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE ENGINEER.
14. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, ARCHITECT, AND ENGINEER HARMLESS FROM LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR ENGINEER.
15. ALL CONCRETE SHALL COMPLY WITH PAG SSP SECTION 1008, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED HEREON.
16. A COPY OF THIS PLAN SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON SITE AT ALL TIMES DURING SITE GRADING.

## GRADING NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL, AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
2. ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND HAULED FROM THE SITE PRIOR TO GRADING.
3. BUILDING SITES SHALL BE CONSTRUCTED WITHIN 0.10 FOOT ± OF FINISH BUILDING PAD ELEVATIONS AS STAKED BY THE ENGINEER. IF AN AREA SHOULD BE FOUND TO BE MORE THAN 0.10 FOOT OUT OF LEVEL AFTER COMPACTING AND ACCEPTANCE OF GRADING, THE CONTRACTOR SHALL RETURN AND CORRECT THE GRADING AT NO COST TO THE OWNER.
4. COMPACTION IN ALL AREAS UNDER PAVEMENT OR STRUCTURES, INCLUDING PADS, SHALL BE TO A MINIMUM OF 85% OF THE MAXIMUM DENSITY AS DETERMINED BY "AASHTO DESIGNATION T-99, METHOD A".
5. THOSE AREAS TO RECEIVE FILL ARE TO BE SCARIFIED TO A DEPTH OF SIX (6) INCHES, BROUGHT TO ±2% OPTIMUM MOISTURE CONTENT AND COMPACTED TO THE ABOVE DENSITY PER "ASTM 698, METHOD A", UNLESS OTHERWISE NOTED. THE AREA SOURCE OF FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF WORK. TESTS OF FILL MATERIAL WILL BE DONE AT THE OWNER'S EXPENSE.
6. THE SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS, INCLUDING BUT NOT LIMITED TO CLEARING, GRUBBING, SUBGRADE PREPARATIONS, STRUCTURAL, AND TRENCH EXCAVATION AND BACKFILL TOGETHER WITH THE PLACEMENT AND COMPACTION OF FILL.
7. ALL CUT AND FILL SLOPES ARE TO BE REVEGETATED & ALL SLOPES TO BE A MAXIMUM OF 3:1, UNLESS OTHERWISE NOTED.
8. GRADING BOUNDARIES SHALL BE CLEARLY MARKED AND ALL WORK WILL BE CONFINED TO THE APPROVED PROJECT LIMITS.
9. ALL WATER VALVE BOXES, STORM DRAIN, SEWER AND OTHER UTILITY MANHOLES WITHIN THE AREAS OF GRADING OR PAVING SHALL BE BROUGHT FLUSH TO FINISH GRADE.
10. WHEN MATCHING EXISTING PAVEMENT OR CURB AND GUTTER THE CONTRACTOR MUST VERIFY EXISTING ELEVATIONS TO ENSURE PROPER DRAINAGE AND GRADES. ANY DISCREPANCIES WITH THE PLANS SHALL BE IMMEDIATELY FORWARDED TO THE ENGINEER.
11. ALL WORK SHALL CONFORM TO CITY OF TUCSON TECHNICAL STANDARD SECTION 2-EXCAVATION AND GRADING.
12. THE CONTRACTOR SHALL PROVIDE FOR DUST CONTROL AT ALL TIMES DURING SITE GRADING.
13. ANY ENGINEERING WORK TO BE DONE BELOW GRADE (I.E. TOE-DOWNS, CUTOFF WALLS, DRAINAGE PIPES/STRUCTURES, ETC.) SHALL NOT BE BACK FILLED UNTIL A DEVELOPMENT SERVICES INSPECTOR INSPECTS THE WORK AND APPROVES IT.
14. CALL FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF EARTHWORK. TO SCHEDULE MEETING, SWPPP INSPECTION OR GENERAL ENGINEERING INSPECTIONS, CALL IVR (740-6970), OR CONTACT DSD ENGINEERING AT 791-5550 EX 2101, OR SCHEDULE INSPECTIONS ONLINE AT [www.ci.tucson.az.us/dsd/Online\\_Services/Online\\_Permits/online\\_permits.html](http://www.ci.tucson.az.us/dsd/Online_Services/Online_Permits/online_permits.html)

## PAVING NOTES

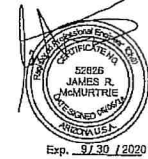
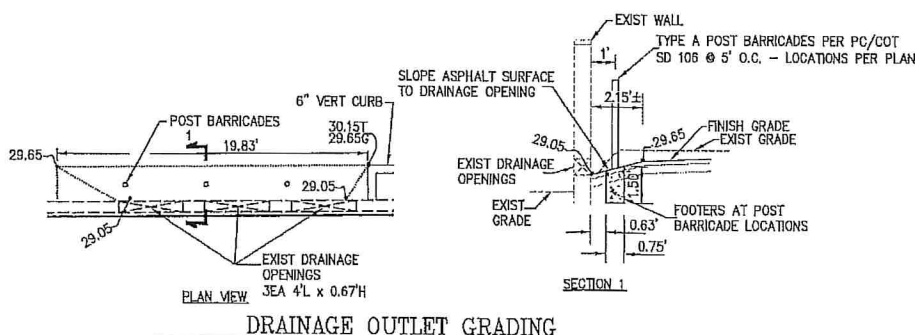
1. THE PAVEMENT SECTIONS SHALL BE AS NOTED ON THE PLAN.
2. ASPHALTIC CONCRETE SHALL CONFORM TO PAG SSP SECTION 406, MIX# 2
3. AGGREGATE BASE COURSE SHALL CONFORM TO PAG SSP SECTION 303.
4. ALL EXCAVATION/PAVING IS TO PROVIDE FOR DRAINAGE AS INDICATED BY FLOW ARROWS.



## GRADING KEYNOTES

1. NEAR DOORWAYS, VARY CURB HEIGHTS & SIDEWALK SLOPES PER GRADES PROVIDED TO TRANSITION TO ACCESSIBLE DOOR THRESHOLD HEIGHT OF 1/4" MAX. SIDEWALK SLOPES MAY NOT EXCEED 2% CROSS-SLOPE OR 5% LONGITUDINAL SLOPE EXCEPT THAT RAMPS MAY HAVE UP TO A 12:1 LONGITUDINAL SLOPE.
2. CONSTRUCT THIS PORTION OF CURB TO RETAIN A 9 INCH GRADE DIFFERENCE ADJACENT TO PROPERTY LINE PER PLAN GRADES PROVIDED. EXTEND THE DEPTH OF THE STANDARD TYPE 2 VERT CURB AN ADDITIONAL 12 INCHES IN THIS AREA.
3. IT MAY BE NECESSARY TO DEMO & RECONSTRUCT THIS PORTION OF WALL NEAR EXISTING DUMPSTER ENCLOSURE DEPENDING ON THE ELEVATION & DEPTH OF THE EXISTING WALL FOOTER, WHICH WILL BE UNCOVERED DURING DEMO. APPROX LENGTH=11'. IF NECESSARY, RECONSTRUCT THIS PORTION OF WALL & FOOTER CONTINUING THE 6" SCREEN HEIGHT. REFER TO GRADING PLAN FOR PROPOSED GRADES IN THIS AREA.

ALL LANDSCAPE AREAS ARE TO BE DEPRESSED 6-INCHES FOR PASSIVE RAINWATER HARVESTING PURPOSES.



1525 N PARK AVE  
REF. NO: OCZ 7C190  
T17SA00033  
T18SA00085

**Dynamic Civil Designs LLC**  
1515 N. WALL STREET, SUITE 100, TUCSON, ARIZONA 85704  
PH: 520.614.0110 FAX: 520.614.0111

**DEVELOPMENT PACKAGE PLAN**  
**THE PRIME LEAF DISPENSARY**  
LOTS 3-5 OF BLOCK 7 UNIVERSITY HOME ADDITION BK01, PG16 M&P  
LOCATED IN THE S.W. 1/4 OF SED 6, T14S, R14E, G&SRM, PIMA COUNTY, ARIZONA

CASE NO: **DP18-0043**  
JOB NO. D17028 SCALE HORIZ: 1"=20'  
DATE: JUNE, 2018 SCALE VERT: N/A  
SHEET 3 OF 7



CITY OF TUCSON SIGNED PLANS  
MUST BE KEPT ON JOB AT ALL TIMES  
Planning & Development Services Dept.

NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE
JRM	JRM	5-6-18	EXTEND DRAINAGE, ADD CONC. CROSSWALK		